

MUCH HADHAM PARISH COUNCIL

Notice is hereby given that the meeting of the Much Hadham Parish Council **Planning Committee** will be held on **Tuesday, 2nd December 2025 in the Green Tye Village Hall**, following the closure of the Much Hadham Parish Council meeting, for the purpose of transacting the business set out in the Agenda below, and you are hereby summoned to attend.

Victoria Mazza

Victoria Mazza, Clerk of the Council

Email: clerk@muchhadhamparishcouncil.co.uk

27th November 2025

AGENDA

- 25/120. Apologies for absence
- 25/121. Declarations of interest and requests for dispensations
- 25/122. Chair's announcements
- 25/123. Minutes of the last meeting held on 4th November 2025
- 25/124. Decisions issued by East Herts Council
- (i) Permissions granted:
3/25/1289/HH and 3/25/1290/LBC Demolition of outbuildings. Replacement windows and door, alterations to first floor windows. Alterations to the roof, erection of outbuildings attached to main dwelling and a detached pool pavilion building. Internal alterations to include replacement staircase, removal and replacement of walls and doors. Bishops Folly Winding Hill Much Hadham
 - (ii) Permissions refused: none
 - (iii) Applications withdrawn: none
- 25/125. Report on other planning activity to note
- 25/126. Report on outstanding matters and planning enforcement issues
- 25/127. Planning appeals
To note a new planning appeal: 3/25/1150/FUL Erection of a detached five-bedroom self-build dwelling with associated access, parking and landscaping. Plot 12B Moor Place Much Hadham SG10 6BF
- 25/128. Residents' Comments
- 25/129. Current Planning Applications for Committee to consider:
- 3/25/1609/FUL Change of use of Barn 3 to mixed use classes E(g)(iii) (light industrial), B2 (general industrial) and B8 (storage and distribution). Installation of double roller-shutter door to front and internal alterations. Alterations to parking arrangements.
Barn 3 Warren Park Heritage and Craft Centre Unclassified Road U42 Northeast from Stansted Hill to Great Hadham Road Green Tye
 - 3/25/1633/FUL Retrospective erection of stables and associated work. Land at

Windmill Way Much Hadham

3/25/1680/HH and 3/25/1681/LBC Retrospective application for a single storey rear extension. Yew Tree Cottage Kettle Green Lane Much Hadham

25/130. Date of next meeting – Tuesday 6th January 2026 – Much Hadham Village Hall

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MUCH HADHAM PARISH COUNCIL

MINUTES of the Much Hadham Parish Council Planning Committee meeting held on Tuesday, 2nd December 2025 in the Green Tye Mission Hall at 8.47pm.

Members: Cllr B Bird *Cllr B O'Neill
*Cllr I Hunt (Committee Chair) *Cllr S Smith
*Cllr D McDonald

*Denotes present.

In attendance: V Mazza (Clerk) and 1 member of the public

25/120. APOLOGIES FOR ABSENCE

Apologies were received from Cllr B Bird.

25/121. DECLARATIONS OF INTEREST AND REQUESTS FOR DISPENSATIONS

None

25/122. CHAIR'S ANNOUNCEMENTS

None

25/123. MINUTES OF THE LAST MEETING

RESOLVED that the minutes of the last meeting held on 4th November 2025 be accepted as a correct record of the proceedings and be signed by the Chair.

25/124. DECISIONS ISSUED BY EAST HERTS COUNCIL

(i) Permissions granted:

3/25/1289/HH and 3/25/1290/LBC Demolition of outbuildings. Replacement windows and door, alterations to first floor windows. Alterations to the roof, erection of outbuildings attached to main dwelling and a detached pool pavilion building. Internal alterations to include replacement staircase, removal and replacement of walls and doors. Bishops Folly Winding Hill Much Hadham

(ii) Permissions refused: none

(iii) Applications withdrawn: none

25/125. REPORT ON OTHER PLANNING ACTIVITY TO NOTE

None

25/126. REPORT OF OUTSTANDING MATTERS AND PLANNING ENFORCEMENT ISSUES

The updated report on outstanding matters was circulated prior to the meeting. Cllr I Hunt advised that he had subsequently received a report from Planning Enforcement re: the Jolly

Waggoners. The agent had advised that an application for temporary storage would be submitted shortly. If it was not received on a timely basis, enforcement action would be considered.

25/127. PLANNING APPEALS

The planning appeals log had been circulated prior to the meeting. The following new appeal was noted:

3/25/1150/FUL Erection of a detached five-bedroom self-build dwelling with associated access, parking and landscaping. Plot 12B Moor Place Much Hadham SG10 6BF

25/128: RESIDENTS' COMMENTS

None

25/129. CURRENT PLANNING APPLICATIONS FOR COMMITTEE TO CONSIDER

(i) Support with conditions:

3/25/1609/FUL Change of use of Barn 3 to mixed use classes E (g)(iii) (light industrial), B2 (general industrial) and B8 (storage and distribution). Installation of double roller-shutter door to front and internal alterations. Alterations to parking arrangements. Barn 3 Warren Park Heritage and Craft Centre Unclassified Road U42 Northeast from Stansted Hill to Great Hadham Road Green Tye

VOTE: All Cllrs vote to support this application subject to the following Condition: Restricting the use of the building to craft centre purposes only. Uses consistent with sustaining heritage crafts.

(ii) Objection raised on the following applications:

3/25/1633/FUL Retrospective erection of stables and associated work Land Windmill Way Much Hadham Hertfordshire

VOTE: All Cllrs present voted to object on the following grounds:

The gap between mill cottages and the stables is set to be ~16m. The measurable distance between the stable block and mill cottages should be established and conditioned so that the stable block is properly located

The drawing does not confirm the location of the muck heap, said to be north of the stable. This would need to be conditioned so there are no adverse environmental health impact for Mill Cottages e.g. by it being located on a small area to the east, adjacent to the stable. There appears to be no access from the red line area into the pasture within the blue line, which seems odd - how will the horse graze? The welfare of the horse may be an issue e.g. no water supply is shown.

There were inconsistencies in the completion of the application form. The ownership certificate has been signed by an agent with the same name as the applicant, who has ticked the box to say they're not an agent - it appears that the true owner/applicant's identity has not been provided. Additional drawings have been provided but under

Materials it says they haven't. This is important as we are relying on the content of the drawings, so they must be treated as part of the application. A tree statement has not been provided.

If this is approved, it must be conditioned that the enhancements to the hedge and tree planting are carried out at the earliest opportunity, ahead of any further construction or engineering operations. Construction traffic should not be allowed to use the bulldozed entrance near Mill Cottages.

3/25/1680/HH and **3/25/1681/LBC** Retrospective application for a single storey rear extension. Yew Tree Cottage Kettle Green Lane Much Hadham

VOTE: Cllrs voted by a majority to object to the application on the grounds that this application is detrimental to the Conservation Area. It is excessive in scale and introduces inappropriate material which would result in harm to the significance of the Listed Building. It would adversely affect its setting within both the Conservation Area and the Moor Place parkland.

(iii) Neutral view on the following applications:

None

25/130. DATE OF NEXT MEETING

Tuesday, 6th January 2026 following the close of the Much Hadham Parish Council meeting at Much Hadham Village Hall.

There being no further business the meeting closed at 9.05pm